

AMENDMENTS TO THE CLAIMS

1. (Previously presented) A method of managing a real estate property comprising the steps of:

establishing the lease parameters of the property in a computer database;

setting in a computer database at least one user profile of at least one tenant entity located in the property and a property manager entity related to management of the property;

establishing in a computer database at least one vendor entity for the property and the service performed by a said at least one vendor entity;

assigning in a computer database the attributes of the authority of a user of at least one of said tenant entity and property management entity relative to requesting a service for the property;

a said user of a tenant entity or property manager entity making a request for a service to be rendered for the property,

routing the request for service to one of said at least one vendor entity established in said computer database,

maintaining the status of the fulfillment of the service request; and

communicating the status of the fulfillment of the service request to the user of the entity requesting the service.

2. Canceled.

3. (Previously presented) The method of claim 1 further comprising setting a user profile of an owner entity related to the property and assigning at least one attribute of authority to said user of said owner entity.

4. (Previously presented) The method of claim 3 wherein there is at least one user for each of the owner entity, property manager entity and tenant entity.

5. Canceled.

6. (Previously presented) The method of claim 3 wherein in the setting step one person is set as a user in two or more of the entities.

7. (Previously presented) The method of claim 1 wherein in the setting step a principal user of an entity is assigned the attribute of being able to assign or change the attributes of a another user of the same said entity.

8. (Previously presented) The method of claim 7 further comprising the step of setting in a computer database a user profile of a system administrator entity, and assigning a user of the system administrator entity the attribute of authority to change the attribute of authority of a user of a tenant entity of the property.

9. Canceled.

10. (Previously presented) The method of claim 1 further comprising the step of providing communication capability between users of the property manager entity, tenant entity and vendor entity.

11. (Original) The method of claim 10 wherein the step of providing communication capability comprises establishing Internet access for all of the entities.

12. (Previously presented) the method of claim 1 wherein an attribute comprises a limit of monetary expenditure in making a service request.

13. (Previously presented) The method of claim 11 further comprising the step assigning an attribute of authority to the user of a vendor entity.

14. (Previously presented) The method of claim 11 wherein the step of maintaining the status comprises a user of the vendor entity entering in the computer database the status of the fulfillment of the service request and communicating the status to the user of the entity requesting the service.

15. (Previously presented) The method of claim 1 further comprising the steps of:

assigning an Internet domain name to the property; and
accessing the data in a database over the Internet.

16. (Previously presented) The method of claim 3 wherein there are a plurality of properties owned by an owner entity having lease parameters established in a computer database.

17. (Previously presented) The method of claim 16 wherein a said plurality of said properties owned by an owner entity are managed by the same property manager entity.

18. (Previously presented) The method of claim 15 further comprising the steps of setting in a computer database data of an owner entity of each of the plurality of properties, data of a property manager of each of the plurality of properties, and data as to at least one tenant entity that occupies space in each of the plurality of properties.

19. (Previously presented) The method of claim 18 wherein the step of setting sets a user profile for at least one user of at least one of the owner entity, the property manager entity vendor entity and the tenant entity for each of the plurality of properties, and assigning at least one attribute of authority to each said user.

20. (Previously presented) The method of claim 14 wherein the status of the fulfillment of the service request is communicated to the property manager entity of the property.

21. (Previously presented) The method of claim 1 wherein the property manager entity and a vendor entity communicate by wireless.

22. (Previously presented) The method of claim 1 wherein a user of a tenant entity makes the request for a service and the request is routed by the tenant entity to a vendor entity.

23. (Previously presented) The method of claim 1 wherein a user of a tenant entity makes the request for a service to the property manager entity who in turn routes the request for service to a vendor entity.

24. (Previously presented) The method of claim 1 wherein a property manager entity makes the request for a service directly to a vendor entity.

25. (Previously presented) The method of claim 1 further comprising the step of programming a computer with scheduled requests for service;
the computer generating the requests ; and
routing the request to a vendor entity.

26. (Previously presented) The method of claim 1 further comprising the step of establishing a list of services available for the property in a computer database and attributing work processes and business rules to the various services of the list.

27. (Previously presented) The method of claim 1 wherein the property is an office building.

28. (Previously presented) The method of claim 1 wherein the vendor entity to whom the request is routed enters the status of fulfillment of the request into a database that is available to the user of the entity requesting the service.

29. (Currently amended) The method of claim ~~4~~ 10 wherein the vendor entity to whom the request is routed enters the status of fulfillment of the request into a database that is available to the user of the entity requesting the service.